

## MEMORANDUM

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**DATE:** March 15, 2022

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Jasmine Khammany, Senior Planner  
Mark J. Bennett, Development Services Director

**SUBJECT:** ORDINANCE D2022-06 1<sup>st</sup> Reading and Public Hearing - Zoning for 236.57 acres of land south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South  
PID: 273013000000011010, 273013000000011020, 273013000000011030, 273013000000011040, 273013000000013010, 273013000000013030, 273013000000013020, 273013000000013040, 273012000000024000, 273013000000031000, 273013000000033010, 273013000000033020, 273013000000033030, 273012000000042010

**Public Hearing** – Notice Requirements have been met

**SYNOPSIS:** *Dave Schmitt Engineering, authorized agent for owners, requests approval of City Commission to amend the Zoning Map on the above-mentioned parcels totaling approximately 236.57 acres of land.*

### RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Zoning: Polk County RS/TCC

Proposed Zoning: R-1B

### BACKGROUND

The subject property is located south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South. These parcels are between the Belle Lago and Whispering Ridge subdivisions.

The property owner petitioned annexation into the corporate city limits of Lake Wales on December 9, 2021 and was officially annexed on February 1, 2022. The next step in the process is to assign Land Use and Zoning which has been presented to the Planning and Zoning Board at a regular meeting on February 22, 2022.

These parcels will become part of a larger residential development that would come before the Planning Board for recommendation of approval to City Commission for a Planned Development Project.

A Zoning designation of R-1B is compatible with the surrounding area.

### **CODE REFERENCES AND REVIEW CRITERIA**

The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

### **FISCAL IMPACT**

Re-assignment would enable the development of this property and the potential increase in property value.

### **ATTACHMENTS**

Ordinance D2022-06 with Attachment A